

GENERAL NOTES :

- BOUNDARY DATA SHOWN ON THIS PLAT IS REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND STATE PLANE COORDINATE SYSTEM AND ARE BASED ON THE COORDINATES FOR THE FOLLOWING TRAVERSE STATIONS. HO. CO. STATION # 3436003 N 534999.286 E 813291.734
HO. CO. STATION # 3536004 N 536022.813 E 810301.072
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE REQUIRED. THE LOTS SHOWN HERE COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- B.R.L. = BUILDING RESTRICTION LINE.
- PROPERTY ZONED 'R' AS PER B-2-85 COMPREHENSIVE ZONING PLAN.
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE SHOWN AS THUS: ●.
- THIS PLAT IS SUBJECT TO WP-89-39. A WAIVER FROM: SECT. 16.115.C.4 (ALLOWING DIRECT ACCESS FOR (4) LOTS ONTO RTE #144); SECT. 16.115.B (WAIVING PUBLIC ROAD FRONTAGE FOR EACH LOT); SECT. 16.102.B.3 (ALLOWING THE RECORDATION OF THE (4) LOTS WITHOUT THE PLATING OF THE PROPERTY RESIDUE); SECT. 16.119 (WAIVING THE SUBMISSION OF A SKETCH AND PRELIMINARY PLAN); SECT. 16.120
- LOTS #1, 2, 3 & 4 ARE TO BE USED IN ACCORDANCE WITH SECTION 104.D.3 OF THE HOWARD COUNTY ZONING REGULATIONS. THESE LOTS SHALL BE USED FOR THE PURPOSE OF THE CONSTRUCTION OF ONE DWELLING FOR THE OWNER WHO ORIGINALLY ESTABLISHED THE AGRICULTURAL PRESERVATION DISTRICT OR FOR ONE OF HIS/HER CHILDREN.

TABULATIONS :

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
 BUILDABLE 4 OPEN SPACE 0

TOTAL AREA OF LOTS AND/OR PARCELS :
 BUILDABLE 4.000 AC.
 TOTAL OPEN SPACE 0

TOTAL AREA OF ROAD RIGHT-OF-WAY (INCL. WIDENING STRIPS): %.

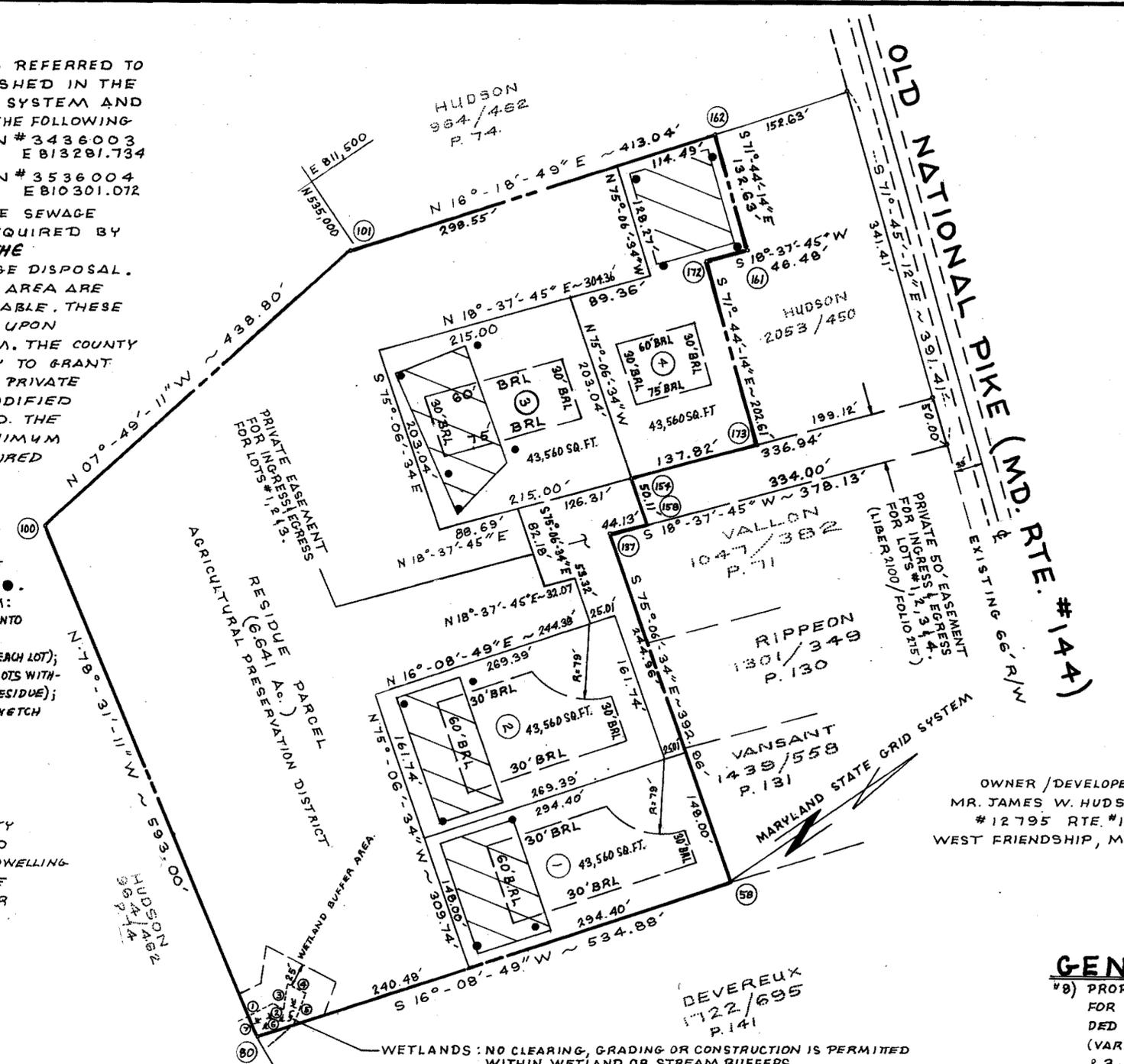
TOTAL AREA OF RESIDUE PARCEL TO BE TRANSFERRED TO THE AGRICULTURAL PRESERVATION DISTRICT: 6.641 AC.

TOTAL AREA OF SUBDIVISION : 10.641 AC.

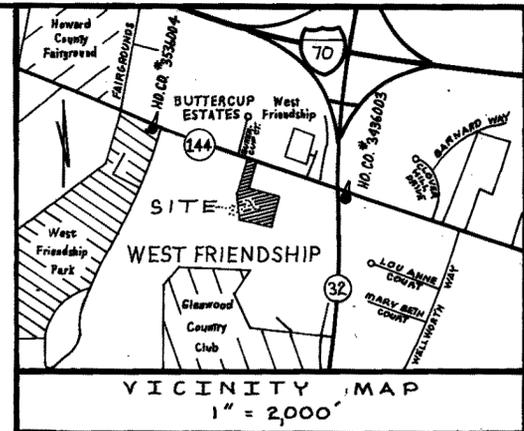
WETLAND DELINEATION CHART

1	N 00°-18'-37" E	32.50'
2	N 73°-04'-42" E	12.76'
3	N 45°-15'-41" W	26.93'
4	N 59°-24'-28" E	18.50'
5	S 37°-09'-48" E	39.33'
6	S 16°-08'-49" W	39.25'
7	N 78°-31'-11" W	22.47'
(1,556 SQ. FT.)		

WETLANDS: NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.



OWNER / DEVELOPER
 MR. JAMES W. HUDSON, JR.
 #12795 RTE. #144
 WEST FRIENDSHIP, MD. 21794



COORDINATE TABLE

	NORTH	EAST
58	53 495 3.37	81 237 3.81
80	53 443 9.59	81 222 5.06
100	53 455 7.61	81 164 3.93
101	53 499 2.33	81 158 4.22
137	53 505 4.35	81 199 4.05
154	53 510 9.05	81 195 9.72
158	53 509 6.17	81 200 8.15
161	53 534 7.18	81 182 6.19
162	53 538 8.75	81 170 0.25
172	53 530 3.14	81 181 1.34
173	53 523 9.64	81 200 3.75

GENERAL NOTES:

PROPOSED DRIVEWAY WITHIN THE PRIVATE 50' EASEMENT FOR INGRESS & EGRESS FOR LOTS #1, 2, 3 & 4 AS RECORDED IN LIBER 2100; FOLIO 215 AND THE PRIVATE EASEMENT (VARIABLE WIDTH) FOR INGRESS & EGRESS FOR LOTS #1, 2 & 3 AS SHOWN ON THIS PLAT ARE TO BE PRIVATELY OWNED AND MAINTAINED.

RECORDED PLAT 9725
 ON 12/30/90 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.
VITTI, ROBEL & ASSOCIATES
 1717 YORK ROAD
 LUTHERVILLE, MARYLAND
 PHONE: (301) 252-4552 21093

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPT.
 [Signature] 12-31-90
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.
 [Signature] 12/19/90
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 [Signature] 12/19/90
 DIRECTOR DATE

OWNER'S CERTIFICATE:

WE, JAMES W. HUDSON & ANN R. HUDSON, HIS WIFE; OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE OFFICE OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS OUR HANDS THIS 14TH DAY OF SEPTEMBER, 1989.

[Signature] JAMES W. HUDSON, JR. WITNESS [Signature] Mark L. Robel

[Signature] ANN R. HUDSON WITNESS [Signature] Mark L. Robel



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY JAMES W. HUDSON, JR. AND ANN RIPPEON HUDSON, HIS WIFE TO JAMES W. HUDSON, JR. AND ANN RIPPEON HUDSON, HIS WIFE; AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2053, FOLIO 442; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

[Signature] Mark L. Robel 1-26-90 DATE

W P - 89 - 39

HUDSON PROPERTY

LOTS 1 TO 4

TAX MAP #15 - PARCEL #75 & PARCEL #258 ZONING "R"

THIRD ELECTION DISTRICT
 HOWARD COUNTY MARYLAND

SCALE: 1" = 100'
 DATE: AUGUST 21, 1989 SHEET 1 of 1